WARRANTY DEED

CHAD TIMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, O-104, Franklin, TN 37067
file # 11-04054 HUNT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Frank R. Hunt and Elizabeth A. Hunt		161-10-0B-068.00 CO
309 Harwich Court	268 Cloudland Drive	
Nashville, TN 37211	Ellijay, GA 30536 GA 30536	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH BALL AND MARK BALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FRANK R. HUNT AND ELIZABETH A. HUNT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 309 Harwich Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 28th day of June, 2011.

X Elizabeth Ball
Elizabeth Ball

X Mark Ball
Mark Ball

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ELIZABETH BALL AND MARK BALL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston, South Carolina, this 28th day of June, 2011.

Notary Public C. Lynn Conklin

My Commission Expires: 2-15-2015

STATE OF SOUTH CAROLINA
C. LYNN CONKLIN
NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20110039447 DEEDWARR
Recvd: 07/01/11 08:22 2 pgs
Fees:13.00 Taxes:547.60
20110701-0050343

11-04054 HUNT

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 259, VILLAGES OF BRENTWOOD, PHASE SIX, SECOND REVISION, as shown on plat of record in Plat Book 6900, Page 316, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Ball and husband, Mark Ball by Warranty Deed from Kimberly A. McEndree, married, recorded on the 27th day of February, 2004 in Instrument No. 20040227-0022502, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD, PHASE SIX, SECOND REVISION, as recorded in Plat Book 6900, Page(s) 316, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11, Book 6298, Page 495, Book 6852, Page 497 and Book 7207, Page 251 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Incorporation of Villages of Brentwood Homeowners Association , recorded in Book 8163, Page 593.

EB

MR